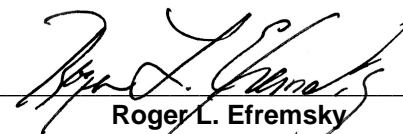




1 RONALD D. ROUP, ESQ. (94495)  
2 JOAN C. SPAEDER-YOUNKIN, ESQ. (192235)  
3 ROUP & ASSOCIATES  
4 23101 LAKE CENTER DRIVE #310  
5 LAKE FOREST, CA 92630  
6 TELEPHONE: (949) 472-2377  
7 FACSIMILE: (949) 472-2317  
8 Attorneys for Secured Creditor,  
9 SUNTRUST MORTGAGE INC.

The following constitutes  
the order of the court. Signed January 14, 2010

  
Roger L. Efremsky  
U.S. Bankruptcy Judge

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UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA, SAN JOSE DIVISION

In re MITCHELL SCOTT ZUCKER &  
JACQUILIN ELAINE ZUCKER,  
Debtor(s).

SUNTRUST MORTGAGE INC., successor  
by merger to CRESTAR MORTGAGE,  
and/or its ASSIGNEES or SUCCESSORS,

Movant,

vs.

MITCHELL SCOTT ZUCKER &  
JACQUILIN ELAINE ZUCKER, Debtors

Respondents.

Case No. 09-54787-RLE11

Chapter 11

R.S. No. RDR-2

ORDER ON MOTION FOR RELIEF  
FROM AUTOMATIC STAY

Judge: Roger L. Efremsky

Date: January 6, 2010

Time: 10:30 A.M.

Courtroom: 3099

Moving party creditor's Motion for Relief from the Automatic Stay pursuant to 11 U.S.C. Section 362 came on for noticed hearing on January 6, 2010, at 10:30 A.M. in Courtroom "3099" of the United States Courthouse located at 280 South First Street, San Jose, California, the Honorable Roger L. Efremsky, presiding. All appearances were as noted in the Courts record.

Base upon pleadings contained herein and oral argument,

IT IS ORDERED, ADJUDGED AND DECREED that the Motion is granted under 11 U.S.C. § 362. The stay of 11 U.S.C. § 362(a) and the co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a), if applicable, (the "Stay") is/are terminated as to Debtor(s) and Debtor's(s') bankruptcy estate with respect to Movant, its

1 successors, transferees and assigns ("Movant"). Movant may enforce its remedies to obtain possession of the  
2 Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against  
3 the Debtor(s) or property of the estate, except by filing a Proof of Claim in this bankruptcy case pursuant to 11  
4 U.S.C. § 501.

5 Federal Rule of bankruptcy Procedure 4001(a)(3) is waived.

6 The real property affected by this Order ("real property") is located at **5401 E Van Buren St,**  
7 **#1116, Phoenix, Arizona 85008,** and more particularly described in Exhibit 2 of the Declaration of Judy Horne  
8 which appears as document number 88 on the docket.

9 \*\* END OF ORDER \*\*  
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Court Service List

Debtor(s):

Mitchell Scott Zucker  
4196 Monet Cr.  
San Jose, CA 95136

Jacquelin Elaine Zucker  
4196 Monet Cr.  
San Jose, CA 95136

Debtor(s) Attorney:

Charles B. Greene  
Law Offices of Charles B. Greene  
84 W Santa Clara St. #770  
San Jose, CA 95113

United States Trustee:

Office of the U.S. Trustee / SJ  
U.S. Federal Bldg.  
280 S 1st St. #268  
San Jose, CA 95113-3004

Top 20 Creditors:

Aurora Home Loans  
P.O. Box 78111  
Phoenix, AZ 85062

Aurora Home Loans  
P.O. Box 78111  
Phoenix, AZ 85062

Bank of America  
P.O. Box 10219  
Van Nuys, CA 91410

Bank of America  
P.O. Box 851001  
Dallas, TX 75285

Bank of America  
P.O. Box 851001  
Dallas, TX 75285

Capital One  
P.O. Box 60599  
City Of Industry, CA 91716

1 CitiBank  
P.O. Box 6940  
2 The Lakes, NV 88901  
3  
4 Credit Bureau of Easter  
P.O. Box 276  
115 E. Main St.  
5 Idaho Falls, ID 83415  
6  
7 First Franklin  
P.O. Box 660598  
Dallas, TX 75266  
8  
9 Grand County Treasurer  
P.O. Box 288  
Hot Sulphur Springs, CO  
10 80451  
11  
12 Homeq  
P.O. Box 79230  
City Of Industry, CA 91716  
13  
14 National City Mortgage  
P.O. Box 1821  
Dayton, OH 45482  
15  
16 National City Mortgage  
P.O. Box 1821  
Dayton, OH 45482  
17  
18 National City Mortgage  
P.O. Box 1821  
19 Dayton, OH 45482  
20  
21 Nevada Assoc. Services  
6224 W. Desert Inn Rd. #A  
Las Vegas, NV  
22  
23 Red Rox Condo Assoc.  
9362 E. Raintree Dr.  
Scottsdale, AZ 85260  
24  
25 Robert Duncan, CPA  
2261 Lava Ridge Ct.  
Roseville, CA 95661  
26  
27 Suntrust  
P.O. Box 79041  
Baltimore, MD 21279  
28

1 Teton Springs Water  
75 W. 950 S. #3  
2 Victor, ID 83455  
3 Wells Fargo  
4 P.O. Box 30927  
Los Angeles, CA 90030  
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